

ORDINANCE NO. 960425 PP

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS:

LOT 2, M. E. BELVIN SUBDIVISION, FROM "RR" RURAL RESIDENCE DISTRICT AND "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "LO-MU-CO" LIMITED OFFICE DISTRICT-MIXED USE COMBINING DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

LOCALLY KNOWN AS THE PROPERTY LOCATED ALONG BELL DRIVE, AS MORE PARTICULARLY IDENTIFIED IN THE MAP ATTACHED AS "EXHIBIT A" TO THIS ORDINANCE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS;

WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "RR" Rural Residence district and "SF-2" Single-Family Residence (Standard Lot) district to "LO-MU-CO" Limited Office district-Mixed Use combining district-Conditional Overlay combining district on the property described in File C14-96-0021, as follows:

Lot 2, M. E. Belvin Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 46, Page 77, of the Plat Records of Travis County, Texas, *[hereinafter referred to as the "Property"]*

locally known as the Property located along Bell Drive, as more particularly identified in the map attached as "Exhibit A" to this ordinance, in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following use shall be prohibited on the Property: Medical offices.
2. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, shall be approved or released, and no building permit for construction of a building on the Property, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property,
 - a. exceeds 30,000 square feet of gross floor area, or
 - b. generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "LO" Limited Office base district and other applicable requirements of the Land Development Code.

25April96

CITY OF AUSTIN, TEXAS

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992, as amended, and made a part thereof shall be changed to record the amendment enacted by this ordinance.

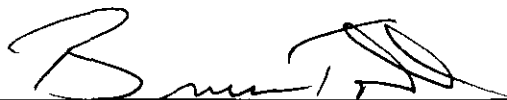
PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

April 25, 1996

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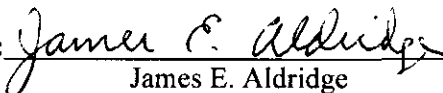
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

PO#: 960425PPAd ID#: 5AQZ02200Acct #: 4992499

Austin American-Statesman

Acct. Name: City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

ORDINANCE NO. 960425-PP
AN ORDINANCE ORDERING A RE-
ZONING AND CHANGING THE TOW-
NSHIP MAP ACCOMPANYING
CHAPTER 152 OF THE AUSTIN CITY
CODE OF 1992 AND A ZONING
LOT 2 ME. BEING SITUATION
FROM "RURAL RESIDENCE OR
TRICT AND "S-2" SINGLE-FAMILY
RESIDENCE (STANDARD LOT) OF
SECTION 23.3, 22.5, AND 22.7 OF
THE AUSTIN CITY CODE OF 1992,
AND PROVIDING AN EFFECTIVE
DATE

MAJOR BRUCE TODD
AUSTIN, TEXAS

Before me, the undersigned authority, a Notary Public in and for the County of
Travis, State of Texas, on this day personally appeared:

David DeVargas

Classified Advertising Agent of the *Austin American-Statesman*, a daily
newspaper published in said County and State that is generally circulated in
Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me,
states that the attached advertisement was published in said newspaper on the
following dates, to wit:

Date (s): May 14th, 1996Class: 9980 Lines: 27 Cost: \$66.42

and that the attached is a true copy of said advertisement.

David DeVargas

SWORN AND SUBSCRIBED TO BEFORE ME, this the 14th day of May 1996.

Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

Sharon Janak
(Type or Print Name of Notary)

My Commission Expires: 11/10/99